

Mayor
Randall C. Rapp

Recorder
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City Council
Roger Bibbee
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Tom Azinger

December 19, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Re: City of Vienna, WV
FY2015 EPA Brownfields Site-Specific Hazardous Cleanup Grant Application

Dear Mrs. Edie Findeis Cromwell:


The City of Vienna is pleased to submit a grant application for a \$200,000 US EPA Brownfield Hazardous Substances Cleanup Grant for the 33 acre former Johns Manville site. This funding would provide momentum to the Spencer's Landing Riverfront Revitalization Initiative to remediate the abandoned, long time fiberglass and glass materials production site into a vibrant community asset. The site is a stone's throw from Vienna's downtown and adjacent to a longstanding neighborhood of former Johns Manville workers and their families, as well as an underutilized section of Vienna's Riverfront.

The City has committed all of its available resources to the acquisition, control, and assessment of the former Johns Manville property and is excited to work with the US EPA to clean up and redevelop the property into the future Spencer's Landing. The remediation and redevelopment of this site will bring many benefits to the community, the most immediate of which is removing the existing danger that the site poses to residents of Vienna. The final end-use of this site will be the culmination of efforts by the City, its residents, and the many partners and stakeholders to remove a public hazard and realize the potential of this hidden asset to the citizens of Vienna.

The EPA grant funds will be used to clean up the 33 acre site, removing and isolating existing contaminants in preparation for redevelopment. We appreciate the chance to apply for this funding, and we look forward to the tremendous opportunity this will afford us for economic and community development in our county.

We thank you for your consideration of this proposal and ask that you approve and fully fund this request.

Sincerely,


Randall Rapp, Mayor
City of Vienna, WV

- a. Applicant Identification City of Vienna
609 29th Street
Vienna, WV 26105
- b. Applicant DUNS number: 043184142
- c. Funding Requested:
i. Grant Type: Cleanup
ii. Federal Funds Requested: \$200,000; Cost Share: \$40,000 (No Waiver Requested)
iii. Contamination Type: Hazardous Substances
- d. Location:
City – Vienna
County – Wood
State – West Virginia
- e. Property Information:
Former Johns Manville Site
2905 2nd Avenue, Vienna, WV 26105
- f. Contacts:
Project Director: Paul Thornton
Phone number: 304-481-0772
Fax number: 304-295-0737
Email address: thornpte@yahoo.com
Mailing address: 609 29th Street
Vienna, WV 26105
Chief Executive: Randall Rapp, Mayor
Phone number: 304-295-6081
Fax number: 304-295-4138
Email: randy.rapp@vienna-wv.com
Mailing address: 609 29th Street
Vienna, WV 26062
- g. Date Submitted: December 19, 2014
- h. Project Period: Three years (June 1, 2015 – June 1, 2018) estimate
- i. Population: 10,749 (2010 U.S. Census); the City of Vienna is a municipal form of Government.
- j. “Other Factors” Checklist: Checklist attached

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: City of Vienna, West Virginia

Please identify (with an **X**) which if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
	Community is implementing green remediation plans.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Page 9
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrates either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their	

	contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

1. Community Need

a. Targeted Community and Brownfields

Target Community

The City of Vienna, West Virginia is located in Wood County along the eastern bank of the Ohio River. Vienna remained mostly farms until the early 20th century. Development of the Ohio River Railroad (1884), the Interurban streetcar line (1902), and improved roads encouraged growth of both industry and population. When incorporated as a city in 1935, Vienna's population approached 1,500. By 1940, Vienna had five glass factories, a canning company, and a silk mill. Twenty-five years later, it had jumped to 9,300 due to growth following World War II. The City population peaked in the 1970's with almost 12,000 residents. The decline of manufacturing over the last 30 years has caused the City stagnation of the city growth with the 2010 US Census recorded of Vienna as 10,749.

The target community for this project is a low density residential area located between the Spencer's Landing project area and Grand Central Avenue. This area is largely rental (>50%) compared to the City's overall rental rate of 23.8%¹. Additionally, 21.2% of renters in the census block are age 65 or older² and that 16.41% of Wood County's population lives below the poverty threshold³. These demographics show that those living adjacent to the project site comprise a sensitive population of lower income, older renters reporting a higher minority concentration than the surrounding area.

Vienna is home to Grand Central Mall, a regional mall which opened in 1972 and is the only enclosed mall within seventy miles. The mall, with its ninety tenants, is the primary hub of a large concentration of commercial, restaurant, and retail activity which makes Vienna a regional shopping destination in the Mid-Ohio Valley area of West Virginia and Ohio. The shift in the local economy means that former industrial sites have become more valuable when converted to retail and commercial property. For example, the Grand Central Mall was built on the former Stewart Airfield in 1972, and an area that includes a Sam's Club, Lowe's, banks and restaurants was the site of the National Bottle Manufacturing Company and then Diamond Bathurst Incorporated until 1986. However, as is the norm, gains in retail employment have only partially offset losses in industrial and manufacturing jobs, wages, benefits, and local taxes.

Demographic Information

West Virginia, based on its rolling terrain and mountainous qualities, faces a shortage of flat developable land. The Ohio River Valley, which includes Vienna, is much more densely populated than West Virginia on average and provides desirable flat terrain out of the floodplain. Geographical limitations have tended to constrict growth in much of West Virginia and put a premium on properties such as the Johns Manville brownfield site. For comparative purposes; population density of Vienna is 2836.1 persons per square mile, 237.4 persons per square mile for Wood County, 77.1 persons per square mile for West Virginia, and 87.4 persons per square mile for the United States as a whole based on data from 2010 U.S. Census data. This data supports the fact that the Johns Manville site is in a density of population sufficient to economically support most redevelopment plans and that the property has a high need to be returned to productive use. This is substantiated by the high amount of interest from developers

¹ Data is from the 2010 US Census at <http://www.census.gov/>

² 2010 Census Summary File 1 available at <http://www.census.gov/>

³ American Community Survey at <http://www.census.gov/acs/www/>

who have contacted the City of Vienna regarding the property, but who were also concerned by the site's reputation and perceived contamination.

DEMOGRAPHIC INFORMATION	Census Block 10704001-002	Vienna, WV	Wood County WV	West Virginia	National
Population:	1,806 ³	10,749 ¹	89,956 ¹	1,852,994 ¹	308,745,538 ¹
Unemployment:	11.8% ³	5.2% ³	8.8% ³	6.5% ²	5.9% ²
Poverty Rate:	10.1% ³	8.8% ³	16.0% ³	17.6% ³	14.9% ³
Percent Minority:	4.4% ³	5.1% ³	3.7% ³	6.8% ³	36.3% ¹
Median Household Income:	\$51,042 ¹	\$45,719 ³	\$42,734 ³	\$40,400 ³	\$53,046 ³
¹ Data is from the 2010 U.S. Census data and is available at http://www.census.gov/					
² Data is from the Bureau of Labor Statistics and is available at www.bls.gov (Sept. 2014)					
³ Data is from the American Community Survey is available at http://www.census.gov/acs/www/					

In reviewing demographic information for the census block and neighborhood most immediately adjacent to the brownfield site, Summary File 1 for the 2010 Census shows that the census block where the Johns Manville site is located is 25% minority population compared to 0-10% for the majority of Vienna and the surrounding census blocks. According to the 2010 U.S. Census, 95.9% of the Vienna population reports to be White Alone. The City and its partners in the project present no bias or discrimination in answering to needs and interests of the residents most affected by the clean-up of the Johns Manville site. Public meetings such as the one held by Vienna on December 4th, 2014 are focused on reaching populations most affected by the project by hosting the event at a church which is down the street and within sight of the brownfield.

Brownfields

The former Johns Manville industrial site, located along 1st and 3rd Avenues and between 28th and 32nd Streets in Vienna, was once a source of local pride and a place of major industrial employment. The 33-acre site was used in the late 19th century to treat cut wood with a chromate copper arsenate (CCA) solution. Meyercord Carter Company opened its Vitrolite plant at the location near the Ohio River in 1908, with the Imperial Canning Company establishing an adjacent facility in 1912. Vitrolite is a trade name for structural pigmented glass, a popular building material for table tops, store fronts, and bathroom or kitchen walls during the first half of the 20th century. The Vitrolite plant, fully completed by 1914, was purchased by Libby-Owens-Ford in 1935 and ceased production of Vitrolite in 1950. Production shifted to fiberglass yarns and insulation and was most recently operated by the Johns Manville Corporation until approximately 2006. This final closure saw the end of the property's history as an industrial asset and matched the end faced by many major area employers in the production of glass, chemical, metals, fiberglass, and machine produced goods.

The site is unused, vacant and partially dilapidated due to demolition activities undertaken by previous site owners. The site contaminants of concern are heavy metals, specifically arsenic, and to a lesser extent PAHs including, benzo(a)anthracene and benzo(a)pyrene. The site is also known to contain lead in surface soils surrounding the former building foundations on the eastern portion of the site. An EPA National Priority List (NPL) Site EPA ID# WVD988798401, which is transitioning over to local oversight, exists near the brownfield, however the groundwater plume of tetrachloroethene (PCE) from Vienna PCE Site is located beneath the eastern, industrial, portion of the Johns Manville property. This has led to covenants and activity

restrictions being recorded in the deed currently held by the City of Vienna, therefore, according to Triad's Phase 1, this is considered a "Controlled REC".

There are also significant perceived impacts from the Johns Manville site in addition to the real physical impacts described above. Recent years have seen much change at the site as demolition has started and stalled. The proximity of the site to the target community adds to the frustration of the community and uncertainty in the future of the site as well as real health and human safety impacts. The current condition of the Johns Manville site acts as a visible reminder of lost employment in the community of Vienna, of the loss of a productive industrial site, and that the location is an eyesore that needs addressed environmentally and redeveloped. For those former employees who have failed to find equally beneficial employment since the plant closure, the sight of the partially demolished buildings, empty concrete, and twisted heaps of metal surely represent a legacy of failure and resentment.

One challenge Vienna faces with the Johns Manville site is the public perception of brownfields in general. With many affected citizens being older, they have memories of the Love Canal and other major environmental catastrophes. Recently the DuPont Washington Works site, also in Wood County West Virginia, has been the defendant in multiple suits in regards to C-8 a chemical used in its production that was identified in the local water sources. As a result the residents are understandably concerned with anything perceived to have a health hazard and react accordingly. During the July 24, 2014 Vienna City Council meeting, Kasey Brookover, a Vienna resident showed a positively changing perception of the project in her comment; "The city purchasing this property would be better because I feel like I can trust you as individuals to make the right decision for us and our community rather than someone else." The feedback from the community has shown no public resistance to the redevelopment of the site as long as the cleanup is done correctly. Uncertainty about the extent of cleanup and public perception of related dangers comes from residents and former employees who have claims of reportedly toxic type materials being buried on the site or disposed of in the onsite landfill areas.

Cumulative Environmental Issues

The City of Vienna faces a variety of environmental and justice issues in addition to brownfield challenges. There are 70 RCRA-listed hazardous materials reporting sites, two air emissions (AFS listed) reporting sites, 36 water discharge (PCS/ICIS listed) reporting sites, two toxic release (TRI listed) sites, and one superfund property in the City. However, there has never been a brownfield assessment or cleanup grant, CARE grant, or environmental justice grant awarded to the City. Further, although a number of potential brownfield sites are known to exist in the City, there are no properties listed in the ACRES database. This all demonstrates a lack of historic state and federal information for the region and a clear need for assistance in our efforts to address environmental justice issues related to the former Johns Manville site.

Grand Central Avenue/ West Virginia Rt. 14, which runs the length of Vienna and adjacent to the brownfield site area, has one of the highest average non-interstate average daily traffic (ADT) counts in the State of West Virginia. The WV Department of Transportation 2010 study showed a 36,200 ADT count at the Vienna/Parkersburg boundary and a 21,400 ADT count for cars passing the Johns Manville site on Grand Central Avenue. This heavy traffic usage adds to the cumulative environmental issues faced by Vienna and the target community around the former Johns Manville property.

b. Impacts on Targeted Community

This project's target community is comprised of elderly individuals, long-term renters, and families living at or below the poverty line. This is an at-risk community that has been disproportionately impacted by the former Johns Manville property because of their close proximity to the site. If the brownfield clean-up does not happen, there is likelihood that the sensitive population does not have the financial mobility to choose to relocate rather than face the negatives associated with a partially demolished industrial brownfield in their immediate neighborhood which would likely continue to threaten the rate of home ownership in that neighborhood. Older populations and those living below the poverty line are more sensitive to environmental threats and health hazards.

The City and target community are located in West Virginia's "Chemical Valley", named for its large number of chemical manufacturing facilities. Because of this, the City faces a variety of impacts to its health and welfare. According to the EPA's Environmental Justice Viewer, the City's cancer risk is 30-60 per million compared to 25-35/million in nearby counties and only 16-25/million across most of the state. In addition, the City has an elevated respiratory risk of 1.34 compared to surrounding areas with risks of 0.5-1.0 or lower. The City also has an elevated neurological risk of 0.45-1.00 compared to a risk of <.05 in most of the state. Vienna has an infant mortality rate of 5-7 per 1,000 live births and a low infant birth weight of 55-75 per 1,000 live births. Cancer, respiratory, neurological, and infant mortality/LBW risks all disproportionately impact Vienna's at-risk populations and target community because of the proximity to the Johns Manville property and the environmental contaminants present on the site.

c. Financial Need

i. Economic Conditions

The City of Vienna has a small and aging population that is unable to fully fund the necessary steps to remediate and redevelop the former Johns Manville property. The city is committed to this project and has spent \$900,000 on major site activities including due diligence, site purchase, site control, and site assessment. However, this City has now exhausted its available and, with a limited budget and reserves at our disposal, the future of the project is dependent upon obtaining additional sources of funds. The median age is 43.8 years and 19.6% of the population is over age 65. Many of those who retired from local industry upon closure live in the area but their children have moved away due to lack of opportunity. Average household size has decreased to 2.24 and 68.9% of households are 1 or 2 person households.

The City is working with local and regional banks which have shown an interest in the project but are unable to assist until the project is further developed and the environmental concerns are addressed. Vienna has seen a major decline in industrial operations and employment over the past 50 years, including the loss of Johns Manville itself.

ii. Economic Effects of Brownfields

Brownfields are negatively impacting the community in many ways. The town suffers a reduced tax base through unutilized brownfields themselves as well as their impacts on neighborhood properties. EPA estimates that brownfields reduce property values in surrounding residential neighborhoods by 2-3% and successfully cleaning up a brownfield site can increase overall property values in a one-mile radius by \$0.5 to \$1.5 million. Vienna's downtown suffers from a loss of business opportunities and job opportunities because of the nearby brownfield sites. The

Johns Manville site negatively impacts existing business, limits growth potential and customer access, and limits interest in creating new business nearby.

As manufacturing declined in Wood County, there was a dramatic loss of jobs, population, business opportunities, depressed property values, and loss of tax base leaving few resources to clean up brownfields. In Vienna, the closure of the Johns Manville plant, leaving a brownfield in its wake, has had major negative economic impacts. Examples include: a significant decline in tax revenue; a damaged economy with reduced interest in redevelopment; and a number of abandoned and dilapidated buildings. The Johns Manville facility is located in the heart of downtown Vienna and has served as a primary employer and source of tax revenue to the community. The loss of jobs and tax revenue, as well as the potential for exposure to site contamination that resulted from the closure of the facility, has had a devastating effect on the community. The cleanup and redevelopment of the Site is essential to the region's future.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Johns Manville brownfield property is typically described as having upper (industrial) and lower (riverside) portions. These two sections are divided by 1st Avenue and the parallel rail line that bisects the property. The lower, *riverside* portion encompasses 15.5 acres along the eastern bank of the Ohio River. The site is primarily grass and asphalt covered and slopes toward the river. An oil well and associated aboveground storage tanks (AST), an antenna and an abandoned power-line tower are located on the property. A former closed water overflow system is located at the southeast corner of the site. An asphalt paved parking area is centrally located on the site with access from 1st Avenue. The area north of the parking lot has been reported to have historically been used to bury waste materials. The wooded area along the northernmost property boundary has historically been used to dump unused off-spec glass beads and miscellaneous debris. A surface water drainage ditch extends along the northernmost property boundary. Topsoil, brush, and grasses cover most all of this lower portion of the property. The eastern *industrial* portion of the site is entirely covered in concrete and remnants of former manufacturing facility structures, which comprise the former glass fiber manufacturing facility consisting of several buildings totaling 359,000 square feet.

Assessment of the site includes multiple Phase 1 reports, as different owners performed due diligence, including the City of Vienna prior to purchase. Additional Phase 2 equivalent assessment and characterization has occurred of the site including a limited soil sample analysis Burgess and Niple in January 2008, a limited Asbestos and Lead Inspection Report prepared by Lepi Enterprises, Inc. dated October 2009, and in March 2014 a site characterization was completed on the Riverside Parcel under the West Virginia Voluntary Remediation Program.

The entire site is currently unused and sits vacant and partially dilapidated due to demolition activities undertaken by previous site owners. The site has been characterized and is known to contain an aboveground storage tank, methylene chloride, benzo(a)anthracene, benzo(a)pyrene, selenium, and arsenic in groundwater, as well as arsenic in surface and subsurface soil. The site is also known to contain lead in surface soils surrounding the former building foundations on the eastern portion of the site.

The former Johns Manville site which has been purchased by the City of Vienna and is now known as “Spencer’s Landing” as a tribute to the Spencer family who were the original settlers of Vienna. The name evokes a sense of place along the banks of the Ohio River and a pride in the heritage of the community. While the Vienna corporate limits contain a large bustling shopping area, the smaller traditional business district in the heart of the residential community has not prospered nearly as much.

The proposed Spencer’s Landing project (on the former Johns Manville property) will feature several redevelopment uses identified as community needs and which will address concerns brought to the attention of the City by local residents. This plan aligns with the redevelopment vision created by community volunteers working with the City’s “Spencer’s Landing Redevelopment Committee” on reuse plans for the property. The City plans to develop Spencer’s Landing in a phased approach. The 19-acre industrial section will be redeveloped as a mixed use commercial and retail location featuring retail shops, a business park, hotel complex, and multi-level residential condos. The 15-acre riverfront section will be a second phase that will be reused as developed greenspace including recreation fields, a walking/running track, a community building, and river access through a river port building and open-air deck. Finally, the 28th street extension will connect to the nearby Grand Central Mall and focus on intentional pedestrian and traffic controls to alleviate residential congestion and help shoppers travel to their destinations. All of these design plans are based upon local market studies and community feedback focusing on the needs of local citizens as well as their concerns related to potential reuse options.

The cleanup and development of the Spencer’s Landing project will provide a significant boost to the overall revitalization of the City of Vienna. This 33-acre site is in the heart of the city, sits adjacent to a residential area and the city’s commercial downtown, as well as occupying prime riverfront real estate. The redevelopment includes several needed community amenities such as recreation fields, a running track, and river access. In addition, the creation of additional residential condos, commercial and retail space, and nearby parking fits the City’s market needs. The site is located nearby the Vienna Public Library and Vienna Senior Center and the redevelopment will include designed access to and from these locations.

This project is extremely important to our local area and has numerous features making it a high priority for redevelopment. The location, close to the downtown city center and existing commercial properties; presence of river frontage; existing use as recreational land and connector access to local trail systems, along with a strong momentum to remediate an unsightly area in the community make this site ideal for redevelopment.

ii. Proposed Cleanup Plan

Based on the assessment activities conducted to date, an analysis of remediation alternatives was performed, with the results indicating a combination of capping the heavy metal-impacted soils and excavation of petroleum-impacted soils on the riverside (western) portion being the best option, based on cost and achievement of cleanup that coincides with redevelopment plans.

This method includes placement of a barrier on top of the heavy metal impacted soils, removal of an isolated area of petroleum impacted soils and confirmation of the remediation standards through completion of the WVDEP Voluntary Clean-up Program. The barrier would serve two purposes: Create a barrier between existing heavy metal impacted soils to stop any exposure to

human health, and create a safe, useable recreational space for the public. The Riverside portion of the site is approximately 17.5 acres with approximately 3.5 acres covered by a former parking area. The parking area will continue to serve as a parking area for the new recreational area and serve as a cap/exposure barrier for those 3.5 acres. Approximately 8 acres of the Riverside portion will be redeveloped into recreational fields. These 8 acres (38,720 yd² area and 12,906 yd³ volume of soil) will be capped as described below. The remaining acreage 6.5 acres are non-impacted by the contaminants of concern or have existing barriers in place.

Capping of the exposed section of the Riverside portion of the Site with a geotextile layer and clean fill material will act as a barrier to restrict existing arsenic, lead, and contaminated soil from migrating upwards from the existing soil layer. The geotextile fabric should have an acceptable permittivity and be placed over the existing soil and covered with clean fill. The fill material shall be placed at a minimum of 12 inches and lightly compacted. The depth needs to be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. Once the fill is in place and the capping complete, restrictions on excavation will be placed and coordinated with the WVDEP to ensure that future human health is protected. Capping of the heavy metal impacted soils and addressing site contamination to turn the Riverside portion into a new public recreation facility is estimated to cost \$244,269.20. This plan is consistent with the information submitted in the attached Analysis of Brownfields Cleanup Alternatives (ABCA).

b. Task Description and Budget Table

Task Description

The proposed cleanup plan for the site consists of five distinct tasks, as outlined below.

Task 1: Programmatic Oversight (\$20,000)

The project budget includes funding for the programmatic oversight of the grant. As we are already heavily invested in this revitalization project, and we wish more of the resources to go to clean-up of the site, the funding for a project manager (\$20/hour plus 25% Benefits) for 20 hours per month for project oversight for the duration for the grant (36 months) will be cost shared by the City of Vienna at total cost of (\$18,000). Activities related to oversight of grant implementation being performed by the project manager also include:

- Coordinating the City's participation in the Voluntary Remediation Program;
- Facilitating the preparation of the RFP's, interviewing and hiring contractors, completing all necessary time sheets, tracking and confirming in-kind donations; and
- Leading project meetings to confirm proper execution of work; and

This task also contains travel expenses (\$2,000 for flights, driving, hotels and meals) for two staff members to attend two EPA's national brownfields conference and two of the West Virginia Brownfields Conferences over the course of the project period, to learn best practices and identify ways to leverage EPA resources. The total amount budgeted for this task including cost share is \$20,000. (\$18000 EPA/\$2000 Cost Share)

Task 2: Community Outreach and Engagement

The City of Vienna is working with a Spencer's Landing Redevelopment Project Committee which began meeting in June of 2014. The Spencer's Landing Redevelopment Project Committee is made up of City officials, County Representatives, the Mid-Ohio Valley Regional Council, local business owners and citizens which is composed of private citizens, adjacent and development professionals. This group will continue to meet prior to and after the clean-up award to creatively and consistently engage the community. The City will use staff time to maintain an active website and Facebook page with project updates. Community workshops will be held to obtain public input, provide project updates, and facilitate networking. Community input will be used to identify and further refine reuse plans. Informational materials and public documents will be made available through the City's website as well as hard copies available at City Hall. The amount budgeted for this task including \$4,000 for information materials, printing, community meetings supplies, and \$1,000 for public notice costs in the newspaper and on other media totals \$5,000 which will be paid via cost share by the City. (\$5,000 Cost Share).

Task 3: Remediation Planning

This task includes labor to finalize a remedial action plan for approval by the WV Department of Environmental Protection (WVDEP). This task will be completed prior to initiation of cleanup activities, ensuring that cleanup activities meet appropriate cleanup goals for site reuse. The City will hire a qualified environmental consultant to complete and submit a formal site remediation, and associated documentation such as Health and Safety Plan and Quality Assurance Plan, for approval by the WVDEP. This task will be paid for by the City as cost share for a budgeted amount of \$15,000. (\$15,000 Cost Share)

Task 4: Site Cleanup

The City of Vienna will hire a qualified environmental contractor to complete the remediation activities at the site in accordance with the scope of work identified by the remedial action work plan. This task includes labor, equipment and materials for the remediation of hazardous materials-impacted soils and the installation of the cap and associated engineering controls and institutional controls. The preferred method of clean-up is estimated to cost approximately \$244,000. The EPA grant funds budgeted includes \$200,000 and \$2,000 in grant specific cost share. The additional \$42,000 in anticipated clean-up costs is being pursued through multiple funding options at this time. (\$200,000 EPA/\$2,000 Cost Share)

Budget Table: Spencer's Landing Redevelopment Initiative Clean-up Grant

Budget Categories	Task 1 Programmatic Oversight	Task 2 Community Outreach & Engagement	Task 3 Remediation Planning	Task 4 Site Cleanup	Total
Personnel	\$18,000	-	-	-	\$31,500
Fringe	\$1,500	-	-	-	\$1,500
Travel	\$2,000	-	-	-	\$500
Equipment	-	-	-	-	\$1,500
Supplies	-	\$4,000	-	-	\$1,000
Contractual	-	-	\$15,000	-	\$3,000
Other: Public Notices	-	\$1,000	-	-	\$1,000
Total Federal Funding	\$2000	-	-	\$200,000	\$200,000
Cost Share	\$18,000	\$5,000	\$15,000	\$2,000	\$40,000
Total Budget	\$20,000	\$5,000	\$15,000	\$202,000	\$240,000

c. Ability to Leverage

Vienna has a multitude of community organizations and local foundations that have expressed interest and shown the capacity to assist financially and logistically in maximizing the impact of revitalizing Spencer's Landing. The City has already received approximately \$26,000 worth of services from the Mid-Ohio Valley Regional Council for labor related to cleanup planning activities as well as an additional \$5,000 in labor for streetscape and pedestrian/vehicle traffic route planning. The Vienna Public Library has committed the use of their facilities as needed for community meetings and other planning activities which they value at \$5,400 over the project's 3-year period. Further, the Northern WV Brownfields Assistance Center has committed staff support and expertise up to \$15,000 dollars. The WV Redevelopment Collaborative and BB&T have awarded the Spencer's Landing Redevelopment Initiative a \$2,500 grant and a team of redevelopment experts to help guide the City through the redevelopment process. The City of Vienna will pursue recreational development grants from organizations such as KABOOM, and the American Youth Soccer League (AYSL), and other sports related entities. The City will also pursue a partnership with the West Virginia Department of Natural Resources (WVDNR) and the Army Corps of Engineers to collaborate a public dock/riverfront area to be constructed once remediation is complete.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress

The City will hold quarterly community update meetings as part of the community outreach and engagement task. These quarterly meetings will provide a way for the City to involve the public in decision making throughout the planning and implementation of the grant project. Meetings will be used to provide project status updates as well as solicit comments, feedback, and concerns from stakeholders and the target community. The City will also use these meetings to seek out and address any health, safety, or community disruption concerns. These local, public meetings will be held at times that enable and encourage sensitive populations, nearby residents, and members of the target community to participate.

Vienna has and will continue to work with the West Virginia Redevelopment Collaborative (WVRC), a Claude W. Benedum Foundation funded program, to conduct the site re-use visioning process. WVRC has awarded a grant to Vienna and is currently focusing on team building, connectivity and transportation infrastructure issues related to the project and working to attract additional funding. A Visioning Meeting was held at the Vienna Community Building July 23, 2014. More than 65 people showed up to learn about efforts to redevelop the former manufacturing facility and share their vision for reuse of the site. Many residents shared their ideas; from a brewery, restaurants, local retail shops, small civic center to fishing, swimming and boat docks. Community members also provided feedback about the project during the July 24, 2014 City Council Meeting.

Previous and upcoming public notices of meetings are being published in the Parkersburg News and Sentinel which is the primary daily paper for Vienna, Parkersburg, and much of the local region. Flyers are also posted by the city at businesses and distributed to interested parties around Vienna. Community meetings will be held at various sites in addition to the City Building. There is ample space for public meetings at the senior center, local church buildings, the Mid-Ohio Valley Regional Council conference room, and private conference facilities could accommodate

any county-wide input meetings we wish to hold. Community meetings will be held throughout the course of the project and input will be sought prior to critical junctures in the process of site clean-up, planning, and redevelopment. In addition to public meetings residents are always encouraged to email questions or comments to city staff or regional council staff, and that contact information is made available in public notices. The City of Vienna actively communicates with the citizens of Vienna through the City's website and on the City's Facebook page. While seeking public comment on the EPA Cleanup grant application for the Spencer's Landing Redevelopment Project, the City posted a request for comment on their Facebook page and received 205 comments in addition to 439 likes and 125 shares. This communication plan is appropriate and effective because of the small population of the community and high attendance at public meetings as well as high use of local media.

When specific environmental concerns are raised, we will address questions accurately by conferring with environmental professionals and using factual reporting to clarify the true nature of the threats and hazards possibly posed to the community. If clean-up activities or any mitigation activity will cause levels of dust, noise, or any other potentially harmful or damaging condition, the nearby residents and sensitive populations will be notified by the city. This will be done with door hangars and personal visits by a representative to ensure public awareness and provide a timeline for when the potential hazards might be greatest.

b. Partnerships with Government Agencies

The WV Department of Environmental Protection (WVDEP) is responsible for the oversight of the state's brownfields program. Their role in this project is through their Voluntary Remediation Program which works with property owners to create remedial action plans that will meet state and federal guidelines for cleanup standards and ongoing site control and maintenance of continuing obligations. The mayor has signed paperwork showing the site is now entered into the state Voluntary Remediation Program under the city's name. By providing technical expertise and guidance as well as required oversight through proper permitting processes, the actions of the City will be carefully considered and reviewed prior to any actual work taking place. This will guarantee oversight by WVDEP, who is also issuing the surface clean-up permit as soon as the city reaches agreement with a contractor. The DEP will also participate in community meetings and provide enhance community education on brownfield concerns and how they are being addressed. In addition, the Mid-Ohio Valley Regional Health Department will be a partner during the cleanup phase of the project to ensure that the health and safety of any potentially impacted citizens is maintained throughout project activities. Other government agencies partnering in this project are the Mid-Ohio Valley Transit Authority, West Virginia Division of Natural Resources, Northern WV Brownfields Assistance Center, and the Mid-Ohio Valley Regional Council. These entities will provide expertise on each phase of the project as needed.

c. Partnerships with Community Organizations

The City of Vienna has reached out to community organizations and stakeholders in the redevelopment of the Spencer's Landing Initiative. The City has partnered with several of these organizations, listed below. The City will continue its efforts to reach out and work with all community organizations interested in this project. These efforts will be conducted through the City's community engagement plan which includes the creation and distribution of project

update materials as well as regular community meetings. Current and future community organization partners will be involved during the planning and implementation of this project through meetings to solicit input and feedback on each stage of the project.

Organization	Description	Role	Commitment
Wood County Commission	County government	Supported annexation of property to Vienna	Political and project support
Mid-Ohio Valley Regional Council	Regional economic development council	Grant writing and coordination plus planning assistance for transportation	Grant-writing, public-meeting facilitation, resource coordination valued at \$31,000
Vienna Public Library	City library	Public/ work group meeting host and point of information	\$5,400 of in-kind reserved meeting space
Wood County Solid Waste Authority	County Solid Waste Authority	Project support and material donation	Labor at \$14,071.20 and \$8,680 in benches and trash containers
Camden Clark Health & Wellness Center	Public health program	Project support and input	possible future investment
Parkersburg Area Community Foundation	Public charitable foundation	Project support and input	Possible future investment in community assets
Mid-Ohio Valley Chamber of Commerce	Regional business network	Project support and input	Site marketing and strategic advice, volunteer time valued at \$1620
Vienna Parks and Recreation Board	Non-profit, volunteer agency	Project support and input	Coordination of youth sports and volunteers 20 members, 80 hours of volunteer time, \$108,240.
Mid-Ohio Valley Health Department	Regional public health agency	Project support and input, possible testing of health metrics	Participation in planning
Mid-Ohio Valley Transit Authority	Local transportation authority	Project support and input on bus routes	Establish or adjust bus routes to serve the site
The McDonough Foundation	501(c)(3) private foundation	Project Support and input	possible committee participation
Vienna Senior Center	Elderly education & recreation organization	Project support and input	Possible committee participation
Foodland Grocery	Retail grocery	Project support and in kind donations	Possible refreshments for meeting participants
Dan A. Marshall	Attorney	Professional legal services	Up to 5 hours per month at \$350 an hour pro bono services
Wood County Master Gardeners	Citizen gardening club/ State Extension Service Group	Landscaping and volunteer advice installation	High number of volunteer hours
Tiano-Knopp Associates, Inc.	Local business	Grant writing and planning assistance	80 hours or \$1,804 in volunteer time
Wood County Alternative Transportation Council	County transportation authority	Grant funds will at times be channeled through this advisory board to address alternative transportation needs	Biking and walking trails at the new park site will be considered in the overall trail inventory for Wood County

4. Project Benefits

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits

The Johns Manville site is located in the heart of downtown Vienna, adjacent to a residential area, and along the City's riverfront. Successful cleanup and re-use of the site will address significant environmental health risks. Site contaminants pose a significant danger to the at-risk

populations in the nearby residential areas, including children and families below the poverty line and elderly individuals. The cleanup of this site will help foster a health and wellness environment that the community currently lacks and greater access to recreational resources that could develop and engage all members of the community.

Sensitive and nearby populations will obtain increased protection from contaminants through the removal of on-site contaminants or environmental controls placed on the property, paving the way for new development and associated improvements in the community. Specifically, health benefits are extensive. A reduction in cancer deaths can be expected from chemical exposure to carcinogenic compounds like benzene, PCB's, and PAH's, which have been documented at the site. Elevated respiratory and neurological risks in the area, as well as negative impacts on newborns, will also be reduced in the City and the target community through the removal of contaminants on the property.

Social welfare benefits include a reduction in blight, an improvement in quality of life for adjacent residents, incentive for in-migration to the community, improved care of nearby properties, an improvement in the reputation and perception of the City of Vienna and Wood County and a tremendous boost in confidence for the community to overcome obstacles and come together to move forward. Additional social benefits will result from the reuse of the site as a recreational facility, promoting health and wellness in the county's children and families. Health benefits include the elimination of local health threats from potential contacts or ingestion of on-site hazardous materials and drinking water protection.

ii. Environmental Benefits

Environmental benefits include outcomes the cleanup of 33 acres of land remediated through removal and stabilization of site contaminants and improved surface water, groundwater, and soil quality in and around the site. Specifically, restoring 15.5 acres of riverfront property from industrial into recreational use will improve the riverfront ecology and provide an outlet to enjoy and be exposed to the outdoors and not industrial pollutants. These benefits directly address the community's environmental concerns through the actual remediation of contaminated soil and engineering controls of groundwater on the site. In addition, public perception of the property will improve substantially due to the cleanup activities. Further, the community will become more educated on brownfield contamination and the risks related to it. This education will help improve the community's perception of other real and potential brownfield properties.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies or Other Tools

The City of Vienna is utilizing its local and regional partners to enact sustainable site planning activities and will rely on its comprehensive plan and local ordinances to encourage the implementation of sustainable redevelopment plans. The City will review, prioritize, and select sustainable best management policies such as energy efficient buildings and lighting, green remediation techniques, and green building practices such as LEED Building Standards. The City will enact these policies as supported by local citizens and found to be financially feasible.

For example, the City will encourage the development of the property's northern and southern boundaries to minimize traffic and sound as well as offer greenspace views to those area's residential neighbors. The City will also design traffic and pedestrian layouts on the

southeastern property boundaries to help citizens easily navigate in and out of the commercial downtown. Finally, the City will incorporate sustainable riverfront development practices on the western edge of the property which faces the Ohio River such as sustainable water management and recreational riverfront access plans.

ii. Integrating Equitable Development or Livability Principles

The City's remedial action plan, which will be developed in partnership with the WV DEP, will include equitable development practices and livability principles to the largest extent possible based on site contaminants, final reuse designs, community needs, and financial feasibility. Practices and principles already discussed for inclusion in final design plans include pedestrian walkability connections, low sound/noise designs, and greenspace visibility for adjacent residential areas. In addition, the City is considering building deconstruction rather than demolition and landfill, on-site storm water management, and LEED green building principles for any new structures. Finally, the City will work to intentionally design vehicle and pedestrian connections from any new residential developments to existing nearby community facilities such as the Vienna Library, Senior Citizen Center, and community building.

c. Economic and Community Benefits

i.) Economic or Other Benefits

The City anticipates long-term economic benefits from the redevelopment of the Johns Manville property into the new Spencer's Landing. The promise of increased economic activity and job growth associated with the Oil and Gas industry from regional Marcellus Shale growth puts pressure on the local communities, including Vienna, to meet the anticipated increase in needed housing, hotels, health and recreation, and retail facilities. The growth after the recent announcement of a multi-billion dollar ethane "cracker" plant is a positive force we will build toward long term prosperity. There are challenges in readying the workforce and handling the influx of shorter term construction related workers, however converting underutilized brownfield properties is an important strategy toward fostering potential development and growth.

One of the potential development plans include a health and medical facility and a riverside recreational complex and town commons area with public river access. The health and medical facility will include multi-million dollar vertical development, 35-50 jobs and increase surrounding property values. The community has expressed significant interest in a variety of retail developments including a local brewery, new restaurants, boutique stores, a civic center, outdoor/fishing supplies store, and swimming and boating docks. Development such as these, which have the backing and support of the local community, would be a sustainable economic improvement in Vienna and would provide new jobs, and expanded tax base, incentives for future development, attractions for local and regional tourists, and incentives for new residents to locate in Vienna. In addition, the reuse of the former Johns Manville property includes economic benefits to the City such as the reuse of existing infrastructure (reduced economic waste) and increased presence of shoppers (both local and regional) to downtown properties including planned retail on the site as well as nearby businesses.

ii.) Job Creation Potential: Partnerships with Workforce Development Programs

The City of Vienna is dedicated to supporting the local economy and will make efforts to link members of the community to potential employment opportunities related to site cleanup and the contractors to be hired to conduct the cleanup. There are no environmental job training programs

in the immediate area. However, the City plans to reach out to local Community and Technical Colleges as potential partners in offering local environmental job training opportunities. The City will also partner with WorkforceWV to connect area employers with potential employees in the local area as well as any available workforce training opportunities related to the cleanup and redevelopment of the Spencer's Landing project. Local Colleges and Universities offer Solar Energy Technology and Energy Assessment Courses of Study. The City will reach out to the leaders of those programs for potential hires, and learning opportunities as the site plans are developed incorporating sustainability principles.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The City of Vienna, WV is a tax exempt municipal government. Elected officials include the Mayor, Recorder, and 5 Council positions. The city has a very good history in complying with all requirements on past federally and non-federally funded grants. Purchases are requested by the Department Head involved and the City of Vienna Purchasing Agent makes sure that all purchasing rules are adhered to. All invoices are reviewed by the Department Head in charge of the project and then submitted to the Mayor for additional review and approval. Invoices are then forwarded to the Finance Director who determines that all applicable procedures have been followed.

The City of Vienna will administer EPA funds through the Cities Finance Department. The Finance Department ensures compliance through monitoring of the sub-recipients. The City coordinates with the agencies to ensure that they perform in the time frame that is stated in their sub-recipient agreement and provides technical guidance as needed. The Finance Department works with the City's Community Development Department, Public Works Department, Police Department, Fire Department, and Parks & Recreation Department to address infrastructure, code enforcement, and public safety needs. The Finance Department meets regularly with these agencies for coordination among these agencies.

The Finance Department has a staff of three, Steve Black, Finance Director; Amy Roberts, Auditor; and Lisa Stephens, Accountant; with a combined 47 years of experience. City Finance Director Steve Black has been with the city for over 16 years, and prior to that he worked with governmental audits and other entities receiving Community Development Block Grants. Steve routinely handles the bid process and required legal ads and various other requirements of grant administration

Two monitoring methods are utilized by the City of Vienna. Method one involves monitoring projects directly administered by the City of Vienna. Method one involves monitoring projects directly administered by the City of Vienna. Monitoring in this category consists of evaluating the project goals, objectives and levels of accomplishments. Monitoring of the activities will further ensure a goal achievement and regulation compliance. Method two involves monitoring of other agencies, organizations, and recipients of Federal funds through the City of Vienna. This monitoring method is utilized to ensure agency accountability, compliance, and consistency with project goals and accomplishments.

The Community Development Director and the Finance Director will conduct on-site monitoring of sub-recipient agencies periodically. As stated in each contract, payment is made by

reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for technical assistance planning, implementation, project evaluation, and capacity building.

City of Vienna staff handles incoming funds of over \$6.9Million, (per 6/30/13 audited financials). The Fiscal Year 2014-2015 Budget reflects \$6.0Million in revenues.

b. Audit Findings

The City of Vienna is audited annually by the WV State Auditor's Office. The City of Vienna audit was completed on June 30, 2013 with no adverse findings as issued by a report of the West Virginia State Auditor's office on August 7, 2014.

c. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

The City of Vienna has received Community Development Block Grant since 2007 (grant period July 1, 2013 – June 30, 2014) through the WV Department of Commerce Small Cities Block Grant Fund. For the grant period of July 1, 2013-June 30, 2014 the City received \$105,000. These funds are used to provide funding for sub-recipients and projects throughout Vienna. Project outputs are tracked by the number and variety of projects funded that meet the City's neighborhood development goals as well as project-specific qualitative results. The City's CDBG grant's success measures are the expenditure of all funding to sub-grantees and the successful implementation and reporting back to the City of the sub-grantees' proposed projects.

Funding Source	Fiscal Year	Amount	Funded Activities
COPS School Resource Officer	2014-16	\$125,000	Resource Officer for the middle school.
COPS Community Policing Officer	2011-13	\$19,7235	To fund new City police as part of a planned expansion of the Police Dept.
COPS Technology Grant	2010	\$22,594	Computers for police cars
US Dept of Justice – Bulletproof Vest	2014	\$1,0000	Bulletproof Vest for Police Officers
WV Governor's Highway Safety	2014	\$11,500	Seat Belt Awareness
WV Governor's Highway Safety	2013	\$33,750	DUI Awareness
WV Governor's Highway Safety	2012	\$44,500	DUI Awareness

2. Compliance with grant requirements

The City of Vienna has administered over 6 million dollars in funding from the grants. Projects are completed within the grant period timely, meeting all outcomes and objectives.

The City of Vienna was in full compliance with grant work plans, schedules, and terms and conditions. Sufficient progress on the grants was made. Grant dollars for the program have been fully expended and the grant has been closed out. Necessary tasks for the grant involved application coordination, work program coordination, acquisition of a cooperative agreement, preparation of an initial project, Quality Assurance Project Plan, submittal of annual QAPP updates, preparation and submittal of quarterly reports and financial reports, maintenance of the Cleanup and Redevelopment Exchange System (ACRES) data base and project close-out. All of these tasks were completed in a timely and acceptable manner.

THRESHOLD CRITERIA

1. Applicant Eligibility

a. Eligible Entity

The City of Vienna, West Virginia (hereafter, “the City”) is a General Purpose Unit of Local Government and meets eligibility requirements of the Small Business Liability Relief and Brownfields Revitalization Act, per 40 CFR Part 31.

b. Site Ownership

The City of Vienna possesses fee simple title to the 33-acre parcel formerly known as the Johns Manville site and what is referred to as the future Spencer’s Landing project (hereinafter referred to as the “Site”). The property was purchased by the City on September 19, 2014. The deed is recorded at the Wood County Courthouse in Parkersburg, West Virginia and can be provided upon request. The City will, at a minimum, remain the sole owner of the property until all of the cleanup work and other obligations funded by the grant have been completed and the grant is closed out.

2. Letter from the State or Tribal Environmental Authority

See attached Letter from the State Environmental Authority, the West Virginia Department of Environmental Protection dated December 15, 2014.

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility:

a. Basic Site Information

Site Name: Former Johns Manville Site (future Spencer’s Landing project)

Address: 2905 2nd Avenue, Vienna, WV 26105

Current Owner: City of Vienna

Site Acquisition: September 19, 2014

b. Status and History of Contamination at the Site

The Site is contaminated with hazardous substances. The 33-acre Site was formerly used to treat cut wood in the late 19th century. Meyercord Carter Company operated its Vitrolite plant from 1914 to 1950 to make structural pigmented glass. In 1950, production shifted to fiberglass yarns and insulation and was most recently operated by the Johns Manville Corporation until approximately 2006.

The industrial site currently sits as a vacant eyesore with an abandoned and partially demolished factory and office buildings, piles of twisted metal, and empty concrete slabs.

The primary environmental concerns are arsenic and lead in the groundwater and a previous landfill. Contaminants and solid waste present on-site are the result of glass-making processes and wastes.

c. Sites Ineligible for Funding

- i) The Johns Manville site is not listed or proposed for listing on the National Priorities List.
- ii) The Johns Manville site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- iii) The Johns Manville site is not subject to the jurisdiction, custody, or control of the United States government.

d. Sites Requiring a Property-Specific Determination

A site specific determination is not necessary for this site as it does not meet the special class category as described in the Cleanup Grant guidelines.

e. Environmental Assessment Required for Cleanup Proposals

A Phase II ESA equivalent, Limited Site Soils Assessment report, was completed for the entire Riverside and Industrial portions of the Site for the Johns Manville company in January 2008 by Burgess & Niple of Littleton, CO. A Phase II Environmental Site Assessment (ESA) equivalent Site Characterization Report for the Riverside portion of the Johns Manville site was completed for the City of Vienna on March 19, 2014 by Matthew Wright and Heather Metz, Environmental Professionals, of TRIAD Engineering, Inc in Scott Depot, WV to summarize the investigations performed at the Site as per the requirements of the Voluntary Remediation and Redevelopment Act (VRRRA); West Virginia Code of State Regulations (CSR) Title 60, Series 3.

A Phase I Environmental Site Assessment of the former Johns Manville site was completed on behalf of the City of Vienna on August 27, 2014 by Matthew Wright and Heather Metz, Environmental Professionals, of TRIAD Engineering, Inc in Scott Depot, WV for the purpose of performing due diligence for the September 19, 2014 purchase of the property.

Property Ownership Eligibility:

f. CERCLA §107 Liability

The City is not potentially liable for contamination at the site under CERCLA §107 because the City meets the criteria of a Bona Fide Prospective Purchaser (BFPP). The City performed "All Appropriate Inquiry" before acquiring the property. The City also meets the no affiliation demonstration criteria, is complying with any existing or future land use and institutional controls, has followed the reasonable steps criteria, and is fully cooperating with EPA and all other appropriate regulatory agencies and

providing assistance and access as requested. The City is committed to complying with information requests and administrative subpoenas and has provided, and will continue to provide, legal required notices. As a BFPP, the City is an eligible property owner and meets BFPP requirements.

g. Enforcement Actions or Other Actions

The site is not listed or proposed for listing on the National Priorities List. The site is not currently subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to/entered into by parties under CERCLA. The site is not subject to the jurisdiction, custody, or control of the United States government. There are no on-going or anticipated enforcement actions from federal, state, or local authorities.

h. Information on Liability and Defenses/Protections

i) Information on the Property Acquisition

The site was purchased on September 19, 2014 by purchase from Structure Resources, Inc., which made the City the sole owner of the property. The City does not have any familial, contractual, corporate, or financial relationships with Structure Resources, Inc. or any previous property owners.

ii) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City acquired the property. The City did not cause or contribute to any release of hazardous substances at the site. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances at the site.

iii) Pre-Purchase Inquiry

A Phase I Environmental Site Assessment in compliance with ASTM E1527-13 was completed for the City on August 27, 2014 by Matt Wright and Heather Metz, Environmental Professionals as defined in 40 CFR § 312.10, with TRIAD Engineering, Inc. The Phase I ESA was completed prior to the City taking property ownership on September 19, 2014.

iv) Post-Acquisition Uses

The City has been the only user of the site since the purchase of the property. There have been no uses of the site since acquisition beyond site visits by the City for site planning purposes.

v) Continuing Obligations²

The City of Vienna will limit access to the Site via fencing prior to and during the remediation and currently is maintaining. Further, the City of Vienna will follow all standards and regulations and coordinate with all appropriate environmental regulatory agencies to stop any continuing release, prevent any future release, and minimize and prevent exposure to previously released hazardous substances for both cleanup workers and adjacent residents during site cleanup. After the remediation is complete, any future use restrictions placed on the site through the Voluntary Remediation Program will be recorded as land use covenants for the City of Vienna to comply with along with any future owners of the property. The City of Vienna will comply with all land-use restrictions and institutional controls, assist and cooperate with those performing the cleanup, and provide access to the Site. The City of Vienna will also comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

4. Cleanup Authority and Oversight Structure

- a. Upon the notification of the grant award, the City will enter into discussions with the WVDEP to determine a timeline to continue the Site in the West Virginia State Voluntary Remediation Program (VRP). The VRP risk analysis will guide cleanup goals and final planning. Upon completion of the VRP risk analysis and final planning, a scope of work for a remediation contractor will be developed with free technical assistance from the Northern West Virginia Brownfields Assistance Center at West Virginia University. The City will then employ a competitive procurement (Request for Proposals) process to retain a qualified cleanup contractor for the successful performance of this project. Paul Thornton of the City will oversee all procurement and remediation activities conducted at the Site. As prescribed by the WVDEP's VRP, a Licensed Remediation Specialist will be contracted through a competitive procurement (RFP) process to oversee onsite remediation activities.
- b. Access to adjacent property is not expected to be needed to implement the proposed cleanup activities. However, if plans change and adjacent access is required, the adjacent property owners are willing partners in the project as evidenced by their participation on the Spencer's Land Redevelopment Committee. All other potentially impacted property owners will be provided with project updates and invited to participate in the project planning process.

5. Cost Share

- i) The City is committed to providing the 20% cost share associated with the project when the Brownfields Cleanup Grant is awarded by the EPA. The City will satisfy the cost share through a combination of in-kind services (materials used during the

outreach and reuse planning tasks) and cash toward contractual services for the cleanup and remediation of the site.

ii) No Hardship Waiver is being requested.

6. Community Notification

The community of Vienna received notification through an ad placed in the Parkersburg News Sentinel on November 19 and 26, 2014. This notification stated that a copy of the draft proposal was located at the City of Vienna Municipal Building (609 29th Street, Vienna), Vienna Public Library (2300 1st Avenue, Vienna), and the Mid-Ohio Valley Regional Council (531 Market Street, Parkersburg). The notification read that public comments would be accepted through Luke Peters, Project Coordinator with the Mid-Ohio Valley Regional Council and that the draft proposal would be discussed at a public meeting (Spencer's Landing Redevelopment Committee) on December 4 at 6:30pm at the Wayside United Methodist Church (3001 Grand Central Avenue, Vienna). See the attachments for a copy of the community notification ad, a summary of the public comments, the City of Vienna's response to the comments, and an agenda and meeting summary from the Spencer's Landing Redevelopment Committee meeting held on December 4, 2014.



west virginia department of environmental protection

Division of Land Restoration
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0455

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
dep.wv.gov

December 15, 2014

Mr. Paul Thornton, Community Development Director
City of Vienna
609 29th Street
Vienna, WV 26105

Re: EPA Brownfields Site-Specific Cleanup Grant Application

Dear Mr. Thornton,

Thank you for your continued efforts to further enhance your local community and the state's environment and economy by applying for a United States Environmental Protection Agency Site-Specific Hazardous Substances Brownfields Cleanup Grant. The Johns Manville site is an ideal property for a Site-Specific Brownfields Cleanup Grant. This 33-acre property offers river and rail access, proximity to the downtown city center, and connector access to local trail systems. The recent announcement of an ethane cracker plant planned for Wood County only makes the site more desirable; remediating the property and preparing it for redevelopment will put the city at an advantage when construction of the plant, and subsequent demand for development, begins.

I applaud the City of Vienna's efforts to research, assess, and acquire the site with a very limited municipal budget. From conducting a Phase I Environmental Site Assessment in May 2014 to purchasing the site in September 2014, these significant financial contributions have demonstrated that the city is committed to the remediation and redevelopment of the Johns Manville site. Furthermore, city officials should be commended for the proactive community engagement activities initiated early in the project. Your partnership with the Northern West Virginia Brownfields Assistance Center and grant from the West Virginia Redevelopment Collaborate have allowed for public visioning meetings where residents can share ideas for community enhancement, and your public announcements have ensured that all residents have the opportunity to be heard. There is a strong momentum in Vienna, and I look forward to seeing project activities continue under a Site-Specific Brownfields Cleanup Grant.

The West Virginia Department of Environmental Protection's Division of Land Restoration fully supports this project. We are committed to assisting you remediate and redevelop the Johns Manville property. Please contact me or my staff if we can be of service.

Sincerely,

Patricia A. Hickman
Interim Director

**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
FORMER JOHNS MANVILLE SITE – RIVERSIDE AREA
(AKA SPENCER’S LANDING)**

**2905 2ND AVENUE
VIENNA, WOOD COUNTY, WEST VIRGINIA**

Prepared For:

**CITY OF VIENNA
WEST VIRGINIA**

Prepared By:

Northern West Virginia Brownfields Assistance Center

December 2014

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FIGURE

Figure 1 – Site Layout

**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
FORMER JOHNS MANVILLE SITE – RIVERSIDE AREA
(AKA SPENCER'S LANDING)**

I. Introduction & Background

a. Site Location and Description

The following Analysis of Brownfields Cleanup Alternatives (ABCA) for the future Spencer's Landing development and the former John's Manville site (herein referred to as "the Site") is located at 2905 2nd Avenue in Vienna, Wood County, West Virginia. The location of the Site is depicted on the attached **Figure 1, Site Location Map** on the *Parkersburg, W.Va.* USGS 7.5-minute topographic quadrangle map.

The Site encompasses two areas; an approximately 17.5-acre group of six tax parcels known as the western portion, or Riverside area, and an approximately 15.5-acre group of 26 parcels known as the eastern portion, or Industrial area.

b. Previous Site Uses & Remediation

Historically, the property has been associated with production of glass products. The Industrial portion of the Site was historically used as a manufacturing facility located on the eastern. In 1908, the Meyercord-Carter Co. began production of "vitrolite" glass at the manufacturing facility. It became a Johns Manville plant in 1952. Johns Manville primarily used the facility to manufacture fiberglass building insulation.

The Riverside portion of the Site was used to bury glass production wastes in a company landfill in the field north of the parking area. The solid waste contained in the landfill is still present and no remediation has been conducted. Oil production and storage operations were conducted on the Riverside area and is evident by an oil well and associated above-ground storage tank (AST). The Riverside portion was also previously used for electricity transmission. An antenna and abandoned power-line transmission tower are located on the property.

c. Site Assessment Findings

Assessment of the Site includes multiple Phase I ESAs related to multiple property owners performing their due diligence as the City of Vienna did prior to purchasing the Site. The most recent Phase I ESA, which included both the Riverside and Industrial portions of the Site, was completed on August 27th, 2014 by TRIAD Engineering, Inc.

The Site was also assessed through Phase II equivalents and site characterization reports including a limited soil sample analysis Burgess and Niple in January 2008, a limited Asbestos and Lead Inspection Report prepared by Lepi Enterprises, Inc. dated October 2009, and a Site Characterization Report completed in March 2014 by TRIAD Engineering, Inc and focused on the Riverside portion of the site, was

completed under the West Virginia Department of Environmental Protection's (WVDEP) Voluntary Remediation Program.

The entire site is currently unused and sits vacant and partially dilapidated due to demolition activities undertaken by previous site owners. Site assessment and characterization report results found that the Site is known to contain multiple contaminants mostly resulting from the manufacturing of glass and glass bi-products and waste. The findings contaminants and concerns on the Site include an aboveground storage tank associated with an oil well, methylene chloride, benzo(a)anthracene, benzo(a)pyrene, selenium, and arsenic in groundwater, as well as arsenic in surface and subsurface soils. The site is also known to contain lead in surface soils surround the former building foundations on the eastern Industrial portion of the site and potential asbestos remnants from the partially demolished manufacturing facility and debris piles. A solid waste landfill containing fiberglass, glass, and brick waste from the manufacturing production was also confirmed on the Riverside portion of the Site.

Cleanup or remediation of the surface and subsurface soils and groundwater will be needed to mitigate and reuse the site.

d. Project Goals

This project will transform the former Johns Manville Site into Spencer's Landing. The Riverside portion is planned community recreational and entertainment facility. The Eastern portion is proposed to be mixed use with commercial, residential and small businesses to produce jobs, and tax revenue to support the new riverfront amenities.

The proposed Spencer's Landing project (also known as the former Johns Manville property) will be redeveloped in a phased approach with community identified needs, which will address concerns brought to the attention of the City by local residents.

The 19-acre Industrial portion is planned to be redeveloped as a medical complex featuring doctors' offices, a swimming pool, physical therapy patient services, and public membership availability to the Vienna community.

The 15-acre riverfront section will be a second phase that will be reused as developed greenspace including recreation fields, a walking/running track, a community building, and river access through a river port building and open-air deck.

Finally, the 28th Street extension will connect to the nearby Grand Central Mall and focus on intentional pedestrian and traffic controls to alleviate residential congestion and help shoppers travel to their destinations. All of these design plans are based upon local market studies and community feedback focusing on the needs of local citizens as well as their concerns related to potential reuse options.

The cleanup and development of the Spencer's Landing project will provide a

significant boost to the overall revitalization of the City of Vienna. This 33-acre site is in the heart of the city, sits adjacent to a residential area and the city's commercial downtown, as well as occupying prime riverfront real estate. The redevelopment includes several needed community amenities such as recreation fields, a running track, and river access. In addition, the potential creation of additional commercial and retail space, and nearby parking fits the City's market needs. The site is located nearby the Vienna Public Library and Vienna Senior Center and the redevelopment will include designed access to and from these locations.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be managed by the Voluntary Remediation Program (VRP), a West Virginia Department of Environmental Protection (WVDEP) program that encourages cleanup of contaminated sites as well as the redevelopment of abandoned and under-utilized properties. The VRP program requires that a Licensed Remediation Specialist (LRS) from West Virginia oversees the site investigation and cleanup with all reporting to be submitted and approved by the WVDEP.

b. Cleanup Standards for Contaminants

The VRPs DeMinimus cleanup standards can be found in the West Virginia Voluntary Remediation and Redevelopment Rule (60CSR3) in Table 60-3B. Risk-based cleanup standards will be generated for contaminants, in accordance with the WVDEP VRP program.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (*e.g.*, notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

Based on the Phase II ESA equivalent and other assessment findings, available budget, and planned reuse, the recommended clean-up plan includes three alternatives for the Site:

Alternative #1: No Action

Alternative #2: Capping

Alternative #3: Excavation with Offsite Disposal

b. Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Cleanup Alternatives and Costs

Three alternatives are considered for addressing arsenic and lead contaminated soil.

Alternative #1 – No Action

No further action. This alternative would involve no action, leaving the site in its current condition. This is not a viable alternative given the current potential for public health hazards related to contaminants.

Total = \$0.00

Alternative #2 – Capping

The entire Riverside portion of the site is approximately 17.5 acres. Of that portion, approximately 3.5 acres are covered by a former parking area on. The parking area will continue to serve as a parking area for the new recreational area and serve as a cap/exposure barrier for that 3.5 acres. Approximately 8 acres of the Riverside portion will be redeveloped into recreational fields. These 8 acres (38,720 yd² area and 12,906 yd³ volume of soil) will be capped as described below. The remaining acreage 6.5 acres are non-impacted by the contaminants of concern or have existing barriers in place.

Capping of the exposed section of the Riverside portion of the Site with a geotextile layer and clean fill material will act as a barrier to restrict existing arsenic, lead, and contaminated soil from migrating upwards from the existing soil layer. The geotextile fabric should have an acceptable permittivity and be placed

over the existing soil and covered with clean fill. The fill material (top soil and fill) shall be placed at a minimum of 12 inches and lightly compacted. The depth needs to be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. The fill material shall be obtained from a soil borrow area acceptable and/or approved by the WVDEP. The contractor shall be responsible for ensuring that the fill material shall be free of deleterious material, contaminants of concern, and free of foreign objects. Once the fill is in place and the capping complete, restrictions on excavation will be placed and coordinated with the WVDEP to ensure that future human health is protected.

Therefore a rough cost estimate would be:

- 12,906 yd³ of Clean Fill (from within 7 miles) @\$13/ton = \$167,778.00
- 38,720 yd² of Geotextile fabric @\$0.71/sq. yard = \$27,491.20
- Mobilization/Grading/Labor = \$25,000
- Hydro seeding for capping (8 acres) = \$24,000

Total = \$244,269.20

Alternative #3 – Excavation with Offsite Disposal

Removing the existing topsoil and fill material to a depth of 12 inches and replacing it with clean fill material meeting the requirements as noted in Option 1. This option will remove all possible contaminants and solid waste to a depth of 12 inches below ground surface. The excavated soil will be disposed of properly in an approved landfill and with WVDEP guidance.

A rough cost estimate would be:

- Removing existing soil (assume 12 inches over 8 acres) @\$38/ton = \$490,428
- 12,906 yd³ of Clean Fill (from within 7 miles) @\$13/ton = \$167,778
- Mobilization/Grading/Labor = \$25,000
- Hydroseeding (8 acres) = \$24,000

Total: \$707,206

Effectiveness

Alternative #1: No Action

The No Action alternative will not be effective in controlling or preventing the exposure of receptors to contamination at the Site. It will not address or remove any site risks.

Alternative #2: Capping

The Capping alternative is an effective way to prevent recreational receptors from coming into direct contact with contaminated soils on the Riverside portion of the Site, if the cap is maintained. To mitigate the vapor intrusion risk, the capping alternative must also include installation of a vapor mitigation system if buildings are constructed on the Site in the future. In addition, an institutional control (land use restriction) would need to be prepared and approved in coordination with the WVDEP Voluntary Remediation program and recorded on the deed to prevent ground water usage on the property and provide guidance on any potential exposure pathways based on future operations on the Site.

Alternative #3: Excavation with Offsite Disposal

The Excavation with Offsite Disposal alternative is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist.

Implementability

Alternative #1: No Action

The No Action alternative requires no implementation, but is not recommended, due to its effectiveness.

Alternative #2: Capping

The Capping alternative is relatively easy to implement initially, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting with the WVDEP Voluntary Remediation Program. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. To mitigate the vapor intrusion risk, the capping alternative must also include installation of a vapor mitigation system if buildings are constructed on the Site in the future. Future owners of the Site must implement control measures using best practices based on the land use restriction on the property and in coordination with the WVDEP's Voluntary Remediation Program.

Therefore, this alternative is considered easy to implement initially, but requires on-going maintenance and oversight.

Alternative #3: Excavation with Offsite Disposal

The Excavation with Offsite Disposal alternative is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

Therefore, this alternative is considered moderately difficult to implement initially, but requires no on-going maintenance and oversight. However, it is cost prohibitive.

c. Recommended Cleanup Alternative

Alternative #2: Capping is significantly less expensive than Alternative #3 Excavation with Offsite Disposal. However, Alternative #2: Capping would require ongoing monitoring and maintenance of the cap, installation of a vapor mitigation system if buildings are constructed to mitigate vapor intrusion risks, and the implementation of land use restrictions, making it more difficult to implement than Alternative #3: Excavation with Offsite Disposal.

Based on the evaluation above, the recommended cleanup alternative is Alternative #2: Capping. It is significantly less costly of the two alternatives that will mitigate or solve risks and is relatively easy to implement.

IV Consideration of Changing Climate

A review of available climatic information was performed to evaluate whether changing climate conditions could impact the selected remedy. Information reviewed included:

☐ ☐ Temperature and Precipitation Predictions for Hancock County, WV found at http://www.usgs.gov/climate_landuse/clu_rd/apps/nccv_viewer.asp;

☐ ☐ Confronting Climate Change in the Northeast found at <http://www.epa.gov/climatechange/impacts-adaptation/northeast.html>.

Based on a review of that information, the increasing magnitude of severe storm events/rainfall intensity could cause greater than anticipated erosion of the proposed soil cover. However, the fact that the covered areas are relatively level should minimize any potential effects. In any event, the vegetative cover will be designed to prevent erosion under changing climate conditions.